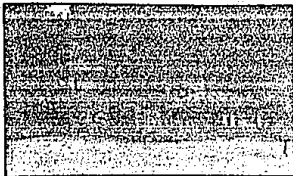
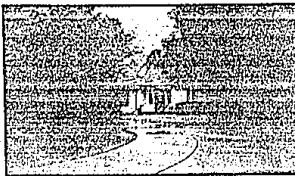


RALPH MANUEL ASSOCIATES • REALTORS



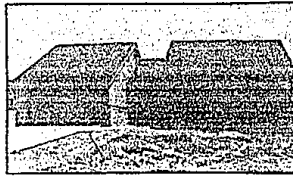
WHAT A SETTING!

Gracious Colonial in a quiet cul-de-sac on a wooded ravine site. Doorways from the family room and breakfast nook open to a large deck overlooking the woods. Ramblewood! \$269,900. TUE-45516



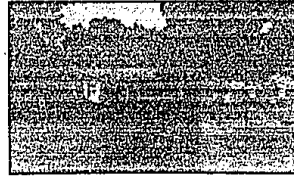
FRANKLIN VILLAGE BEAUTY

Nestled amongst 2+ acres featuring marble foyer, 4 bedrooms, 4 1/2 baths, family room with ceramic floor and doorwall to deck, 2 fireplaces and finished walk-out lower level. \$410,000 RID-53267



CONTEMPORARY RANCH

Features great room with high ceiling, wet bar and cozy fireplace. Lovely master suite offers high ceilings, 2 walk-in closets and luxurious bath. West Bloomfield convenience. \$229,900. OAD-43969



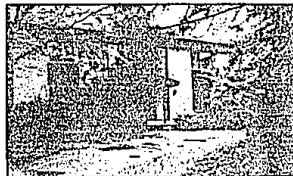
FABULOUS CONTEMPORARY RANCH

Approximately 2 acres on a cul-de-sac selling in Franklin. Completely redone in last 2 years offering elaborate sound, light, security and cable systems. Cedar shake roof! \$649,900. WIN-49290



TIMBER EDGE

Lovely 4 bedroom, 2 1/2 bath Contemporary 2-Story built in 1981. Spacious rooms, ceramic foyer, white kitchen, large master bedroom suite with dressing area and lots of closets. \$259,900. SIR-353199



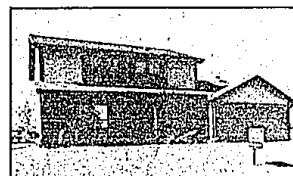
BEAUTIFUL WOODCREEK HILLS

Four bedroom, 2 1/2 bath well maintained Contemporary in private wooded setting featuring a beautiful inground pool and private patio. Flowing floor plan, 2-story foyer and more. \$249,900. HAH-44376



COLONY PARK SUB.

Bright and cheerful describes this California Contemporary Quad. Great floor plan boasting 2-story living room with fireplace, family room, library, 4 bedrooms and 2 1/2 baths. \$185,000. LAE-55698



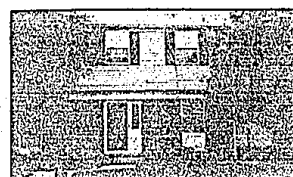
LAKEFRONT!

Enjoy boating and ice skating from your own back yard or just relax on the patio watching the rippling water. Features 4 bedrooms, 2 1/2 baths, family room and living room. \$129,900. VID-53070



IN-TOWN BIRMINGHAM

Walk to everything from this well maintained, custom built ranch. Many recent updates including roof shingles, carpeting, decorating, aluminum siding and insulation. \$129,900. MAE-49254



WHY RENT?

Troy townhouse! Good location in complex offering full range of facilities. Three bedrooms, 1 1/2 baths, fireplace, basement, courtyard and Troy schools. Offered at \$89,900. BRE-44893



RALPH MANUEL

ASSOCIATES • REALTORS

647-7100
1821 W. Maple
Birmingham -
Bloomfield

851-6900
32961 Middlebelt
Farmington Hills -
West Bloomfield

656-8900
445 S. Livernots
Rochester Hills -
Sterling Heights

647-2030
908 S. Adams
Birmingham -
Troy

RALPH MANUEL ASSOCIATES
COMMERCIAL DIVISION 645-0020 M-F
Relocation 1-800-R-MANUEL

IF YOU ARE MOVING ACROSS THE CITY OR ACROSS THE COUNTRY, OUR RELOCATION DEPARTMENT CAN MAKE YOUR MOVE SMOOTHER.



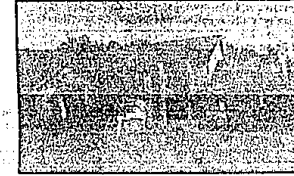
FABULOUS CONTEMPORARY DESIGN

Situated at the end of a cul-de-sac and backing to wooded area. First floor master suite, lots of high ceilings and great kitchen/nook design. West Bloomfield location. \$345,000 WIM-49981



BLOOMFIELD HILLS

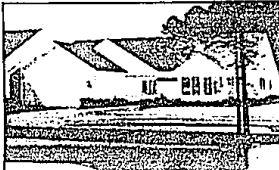
Spectacular ranch nestled in the trees and surrounded by a picturesque setting. Cozy family room with beamed ceilings, wood walls and oak floors, 3 bedrooms and 2 1/2 baths. \$229,000. SHW-49486



WAIT NO MORE!

For this better than new construction Colonial in Country Oaks sub. Neutral tones, gracious center entry, dock, decorator perfect and move-in condition. Wonderful neighborhood. \$224,900. SHH-52721

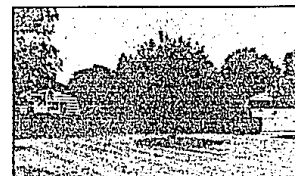
"WYNDHAM PLACE CONDOMINIUMS"



Priced from \$169,900 to \$195,900.
• Located South of 14 Mile on the East side of Middlebelt

OPEN SAT. & SUN. 1-6

- Completely landscaped grounds including sprinkler system.
- Wood decks.
- Private entrance with masonry screen wall.
- Full basement.
- Two car attached garage with door opener.
- Energy efficient furnace and central air conditioning.
- First floor laundry room.
- Kitchen includes dishwasher, disposal, electric range, built-in self-cleaning oven and microwave.
- Burglar alarm with motion detector and digital pad.
- Steel insulated entry doors.
- Double glazed insulated wood windows and doorways.
- Wood burning fireplace.
- Recessed lighting.
- Ceramic or oak in foyer, hall and kitchen.
- Carpeting throughout.
- No-wax linoleum in laundry.



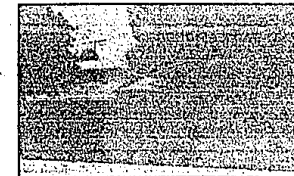
PEACEFUL SETTING

Spacious 3 bedroom, 2 1/2 bath ranch with excellent floor plan on a quiet street with private wooded lot. First floor laundry, central air, large kitchen and more. \$149,900. SKE-48716



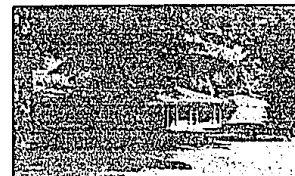
NEW TROY CONDOMINIUM

From the entranceway to the clubhouse and pool area, to the Condominium home this is all FIRST CLASS! Beautiful marble entry and luxurious features. \$146,515. FAS-52955



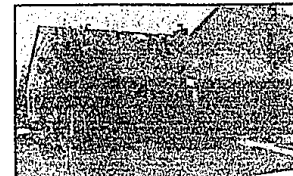
GREAT FAMILY HOME

Spacious Quad-level offers 5 bedrooms, 2 1/2 baths, living room with cathedral ceiling, formal dining room and Eurostyle almond kitchen. Much updating shows quality! \$149,900. NED-49672



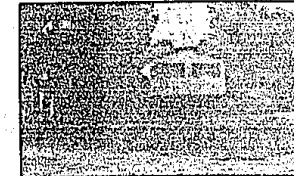
SOUTHFIELD!

Country living with city conveniences. Spacious ranch on 1.3 treed acres offers wonderful privacy, horseshoe drive, new carpeting and flooring, fireplace and large master bedroom. \$87,500. RAD-46867



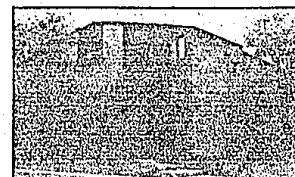
FARMINGTON HILLS CROSSWINDS

Private setting for this 2 bedroom, 2 bath end unit ranch Condo. Skylites in kitchen and bath, mirrored bi-folds, central air, garage and immediate occupancy. Reduced to \$102,900. COY-48316



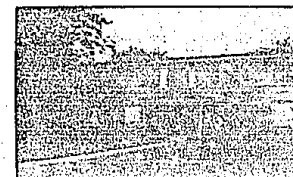
ORION TOWNSHIP

Super Tri-level offering 3 bedrooms, 1 1/2 baths, 2 car garage and full brick wall fireplace in family room. Fenced acre lot has 8 x 8 shed and 20 x 14 dock. Offered at \$115,900. MIL-24



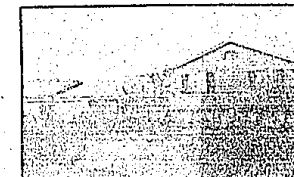
BEST BUY!

Beautiful 2 bedroom, 2 bath Farmington Hills Condo with neutral carpeting, window treatments, mirrored wall in dining room and shelves in storage room. pool and tennis courts. \$74,900; FON-49989



SPACIOUS BIRMINGHAM CONDO

Walking distance to downtown. Freshly painted, some new kitchen appliances, neutral tones, cathedral ceiling, eating space in kitchen, extra room for den. Newly listed at \$71,500. ADS-53231



SMALL SOUTHFIELD COMPLEX

With a fenced private yard. Conveniently located, children and pets permitted. Many built-ins, private storage, 2 bedrooms, 1 1/2 baths and security system for additional protection. \$72,500. NIE-45428

OPEN MONDAY-FRIDAY UNTIL 8 P.M./SATURDAY-SUNDAY UNTIL 5 P.M.